

# \$528,888 - 1324 Sage Hill Grove Nw, Calgary

MLS® #A2208192

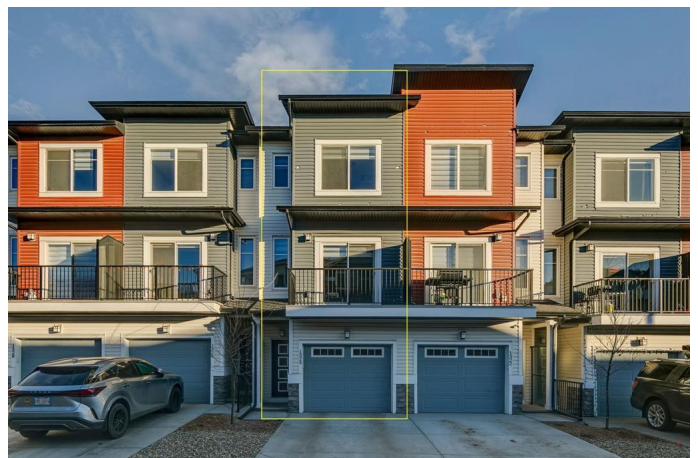
**\$528,888**

3 Bedroom, 5.00 Bathroom, 1,419 sqft  
Residential on 0.04 Acres

Sage Hill, Calgary, Alberta

Make this delightful townhouse nestled in the vibrant and convenient neighbourhood of Sage Hill in Northwest Calgary yours. This new listing offers 1721 square feet of finished living space- perfect for those seeking a comfortable and modern lifestyle. With a total of 4 bedrooms and 4.5 bathrooms, this home provides ample room for family living and while still having enough space for entertaining guests. The primary bedroom serves as a peaceful retreat accessible on the main floor requiring no stairs and away from the main living area. The additional bedrooms offer versatility for various needs and every room can have its own private bathroom, including the studio style room in the basement. One of the standout features of this property is its prime location: Banks, Dentist, Library, grocery stores (Walmart and T&T), numerous local restaurants, larger fast food chains all are within walking distance or a short drive's away.

For those who enjoy the great outdoors, Sage Hill Vista Point park is within easy reach, offering a picturesque setting for leisurely strolls or invigorating jogs. Commuters will appreciate the convenience of the nearby Hamptons Bus Terminal, making travel around the city a breeze. The quality of build in this townhouse is evident, with attention to detail and modern finishes throughout. Parking won't be a concern here with a single attached garage and private driveway. There is also ample street parking close why as well. Having convenience at your door allows you to



focus on the important things in life - like deciding which local attraction to explore next or what to eat for dinner. Whether you're a nature enthusiast, a shopaholic, or somewhere in between, this neighbourhood has something for everyone.

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2208192      |
| Price          | \$528,888     |
| Bedrooms       | 3             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,419         |
| Acres          | 0.04          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1324 Sage Hill Grove Nw |
| Subdivision | Sage Hill               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R 2A1                 |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Other, Park, Playground, Visitor Parking  |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

**Interior**

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Quartz Counters, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                              |
| Cooling           | None                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                       |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Playground                                                                    |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Paved, Street Lighting |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 24              |
| Zoning         | M-2 d100        |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Zolo Realty |
|----------------|-------------|

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